

+OWNERSHIP 1019801 2024 1/04/2024  
 BLACK RIVER MANAGEMENT LLC

PROPERTY DESCRIPTION  
 208/210 N HERRITAGE ST  
 RIGHT ANGLE FRAME SHOP

TAX SUBDIVISIONS  
 KINSTON  
 CNTY/CTY KINSTON/MUNI SVC

MAP NUMBER CARD NO  
 452563239237 1  
 RECORD NUMBER: 14517  
 ROUTE 63134000  
 LISTER: LNIBRASW 8072023  
 REVIEW:

414 WHEAT STREET  
 KINSTON NC 28504  
 DEED: 1995 899

208/210 N HERRITAGE ST

+-16--+  
 C 1  
 +---31---+  
 :  
 2 2  
 2 2  
 B :  
 +---31---+  
 :  
 :  
 :  
 5 4  
 0 8  
 :  
 :  
 A :  
 -D16-+-15++  
 +---30---6

TOPO STREET UTILITY ZONING .070 ACRES NBHD  
 0331

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	6C FF	30F 105D	200	1.00	.88	1.00	176 5280

LAND VALUE: 5280

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	METAL	1.00STHT	
SLAB	BRICK	FWA/CAC		12'WALL	
				BDRM	

COMM - IMP C AYB 1922 EYB 1950

DIMENSIONS: A-DU50DR31DD48DL15DD2DL16 B-MU50DU22DR31DD22DL31 C-MU50MU22MR9DU16DR16DD16DL16 D-DR30DD6DL30DU6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	23 RETAIL S	1520	1.00	78.50	.8388	1.00	65.845	1520	1.00	100084				
	2312 FWA/CAC							1520						
	2303 BRICK							1520						
B	23 RETAIL S	682	1.00	78.50	.8388		65.845	682	1.00	44906				
	2312 FWA/CAC							682						
	2303 BRICK							682						
C	80 CANOPY	256	1.00	10.00	1.0000		10.000	256	1.00	2560				
D	80 CANOPY	180		10.00	1.0000		10.000	180		1800				
			HSF:	2202.00			%COMP: 100							
								RPCN:		149350 1.00		149350 - .67- .10=		44358
								STRUCTURE VALUE:		67.82	OGRCN/HSF	20.14	FMV/HSF	44358

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	5280	5280	100%			75428LV/AC
OTHERFEAT			%	00000000		
STRUCTURE	44358	44358	100%	-		TV/HSF
TOTAL	49638	49638	100%		0000%	SP/HSF

APPRAISED-VALUE: 49638